

**MINUTES**  
**SANDPIPER OWNERS' ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**July 23, 2013**

A meeting of the Board of Directors of Sandpiper Condominium took place on July 23, 2013, at 5:00 p.m., at the office of Board member Terry Hadley, 1031 West Morse Blvd., Suite 350, Winter Park, Florida. Notice of the meeting was properly posted.

**QUORUM:** Nine members of the Board were in attendance, in person or by phone. In person were Diane Browning, Michael Pollack, Joe Sefcik, Scott Johnson, Terry Hadley, Dusty Sutton, David Satcher, and Steve Selznick. On the phone was Rennie McDaniel.

**APPROVAL OF PRIOR MINUTES:** The minutes of the prior meeting of the Board of July 15, 2013 were still in the process of being approved.

**INTERVIEW OF CANDIDATES FOR PROPERTY MANAGER:** Two candidates for property manager were in attendance to be interviewed by the Board. These were two of the candidates that had previously been interviewed by the Transition Committee. The first candidate was David Spears, currently property manager at Mariners Cove in New Smyrna Beach, where he also lives. The interview was conducted over 45 minutes, with David first giving a personal presentation, followed by questions from the Board. David proposed to be a full-time property manager, with Sandpiper being his only responsibility. David believed that he could fulfill all of the requirements emphasized by the Board, including Sandpiper being maintained in a first-class appearance, and also addressing the important aspects of the financial requirements, security and enforcement of rules for the benefit of everyone and interacting well with owners, guests, renters and vendors. David would work with our current remaining staff, and could start any time.

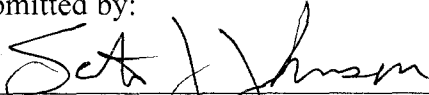
The Board then interviewed Steve Simpson, also for 45 minutes. Steve gave an opening presentation, followed by Board questions. Steve is a principal in a Volusia-area property management company called Sea-Action, which has several employees and emphasizes a team approach. Steve's company manages five other condominiums or homeowner's associations in the New Smyrna/Volusia County area. Steve would not be a full-time property manager due to having responsibilities with the other properties being managed by his company, but would commit 10-15 hours per week on-site. Steve felt that through his on-site presence, or the on-site presence of staff, his company could also address the major requirements of Sandpiper of property appearance, finances, security, rule enforcement and an excellent rapport with owners, guests, renters and vendors.

At the conclusion of the two interviews, the Board was running out of time, but briefly discussed that from at least from these two interviews, the choices would be a full-time presence, in contrast to a part-time on-site manager who felt his team approach could accomplish the goals of Sandpiper. Time ran out before the Board could have a more thorough discussion, and therefore another meeting was scheduled for July 29, 2013, at 5:00 p.m. at Terry's office. At that meeting, these two candidates would again be discussed, including compensation requirements,

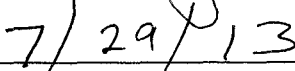
to determine whether either one should be offered the position, or whether the Board should seek other candidates.

There being no further business to come before the Board, the meeting was adjourned at approximately 7:15 p.m.

Submitted by:



Scott Johnson, Secretary



Date

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